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MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING & ZONING COMMISSION FIELD TRIP

Special Meeting

Wednesday, July 19, 2006

Members present: R. Favretti (Chairman), B. Gardner, K. Holt (Items 1, 2 and 4-6)

Staff present: G. Meitzler (Wetlands Agent, Asst. Town Engineer), G. Padick (Town Planner)

The field trip began at 1:10 p.m.

1. Peters property, 238 Maple Road PZC File #1248

Participants were met by the applicant P. Peters, who explained plans to convert the lower level of an existing single-family residence to an efficiency unit apartment. Site and neighborhood characteristics were observed. No decisions were made.

2. Halle property, Maple and Spring Hill Roads, IWA File #W1355, PZC File #1250

Participants were met by project engineer M. Dilaj, who explained plans for 2 new lots with frontage on Maple Road and common driveway access from Spring Hill Road. Easterly portions of the site and neighborhood were reviewed from an existing driveway that extends from Spring Hill Road into a portion of the site. No decisions were made.

3. Shafer Properties, LLC., 534 Storrs Road, IWA File #W1354

(Holt disqualified herself) Participants reviewed the site of a proposed septic system repair and associated drainage pipe relocation. Site and neighborhood characteristics were observed. No decisions were made.

4. Troyer property, 840 Mansfield City Road, IWA File #W1351A

Participants were met by project surveyor E. Pelletier, and property owner J. Troyer. The site of a proposed house addition and septic system modification were observed. No decisions were made.

5. River Park property, north side of Plains Road adjacent to Willimantic River, IWA File #W1252, PZC File #1249

Participants were met by Mansfield Parks Coordinator J. Kaufman, and project Landscape Architect K. Schwab. Plans for proposed park improvements, including a new parking area, canoe launch ramp, and a multi-use field were observed from Plains Rd. No decisions were made.

6. Henning/Doyen property, 166 Moulton Road, IWA File #W1353
Participants were met by property owner R. Henning, who explained plans for a garage/workshop addition. Site characteristics were observed. No decisions were made.

The field trip ended at 2:50 p.m.

Respectfully submitted,

K. Holt, Secretary